112.0	0005	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,800 /	862,800
					USE VALUE:	862,800 /	862,800
					ASSESSED:	862,800 /	862,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE JOHN & NORA	
Owner 2:		
Owner 3:		
Street 1:	23 THESDA STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,720 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 3014 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7720.000	406,700		456,100	862,800
Total Card	0.177	406,700		456,100	862,800
Total Parcel	0.177	406,700		456,100	862,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.26 | /Parcel: 286.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,700	0	7,720.	456,100	862,800	862,800	Year End Roll	12/18/2019
2019	101	FV	304,800	0	7,720.	449,600	754,400	754,400	Year End Roll	1/3/2019
2018	101	FV	304,200	0	7,720.	345,300	649,500	649,500	Year End Roll	12/20/2017
2017	101	FV	304,200	0	7,720.	325,800	630,000	630,000	Year End Roll	1/3/2017
2016	101	FV	304,200	0	7,720.	299,700	603,900	603,900	Year End	1/4/2016
2015	101	FV	297,200	0	7,720.	280,200	577,400	577,400	Year End Roll	12/11/2014
2014	101	FV	297,200	0	7,720.	258,000	555,200	555,200	Year End Roll	12/16/2013
2013	101	FV	297,200	0	7,720.	258,000	555,200	555,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8704

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	23279-22		6/8/1993		146,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2005	58	Addition	50,000	C		G6	GR FY06	BUILD NEW SECOND F
12/3/1998	834	Addition	10,000					ROOM ADDITION + WD
4/6/1994	99	Manual	2,500					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/9/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	163	PATRIOT
3/8/2000	Inspected	264	PATRIOT
2/7/2000	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7720		Sq. Ft.	Site		0	70.	0.84	6									456,119						456,100	

Total AC/HA: 0.17723 | Total SF/SM: 7720 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,119 | Spl Credit | Total: 456,100

User Acct

71335

GIS Ref

GIS Ref

Insp Date

10/16/18

!8704!

PRINT

Date	Time
12/10/20	23:15:02

LAST REV

Date	Time
09/04/19	10:44:31

apro

USER DEFINED

Prior Id # 1:	71335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	Average
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10415220
Const Adj.:	0.99989998
Adj $ / SQ:	138.005
Other Features:	110660
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499573
Depreciation:	92921
Depreciated Total:	406653

COMMENTS

pdas.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

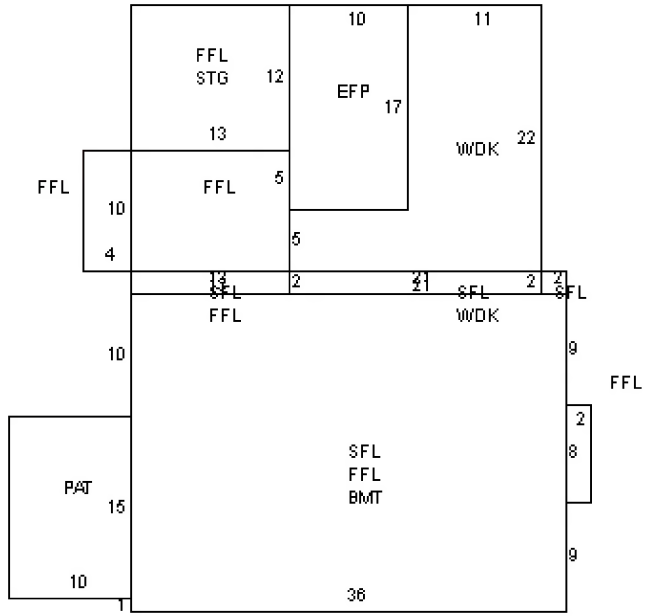
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.01
Special Features:	0	Val/Su Net:	100.22
Final Total:	406700	Val/Su SzAd	175.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,304	138.010	179,959
SFL	Second Floor	1,008	138.010	139,109
BMT	Basement	936	61.580	57,643
WDK	Deck	334	8.990	3,004
EFP	Enclos Porch	170	43.240	7,350
STG	Storage	156	7.280	1,136
PAT	Patio	150	4.750	712
	Net Sketched Area:	4,058	Total:	388,913
Size Ad	2312	Gross Are	4058	FinArea 3014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

112.0-0005-0016.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	